

LOT 6 OAK MEADOW PLANTATION
 UNIT 4. WD 1082-682, CT 1218-
 2320, CT 1220-25, WD 1262-762,

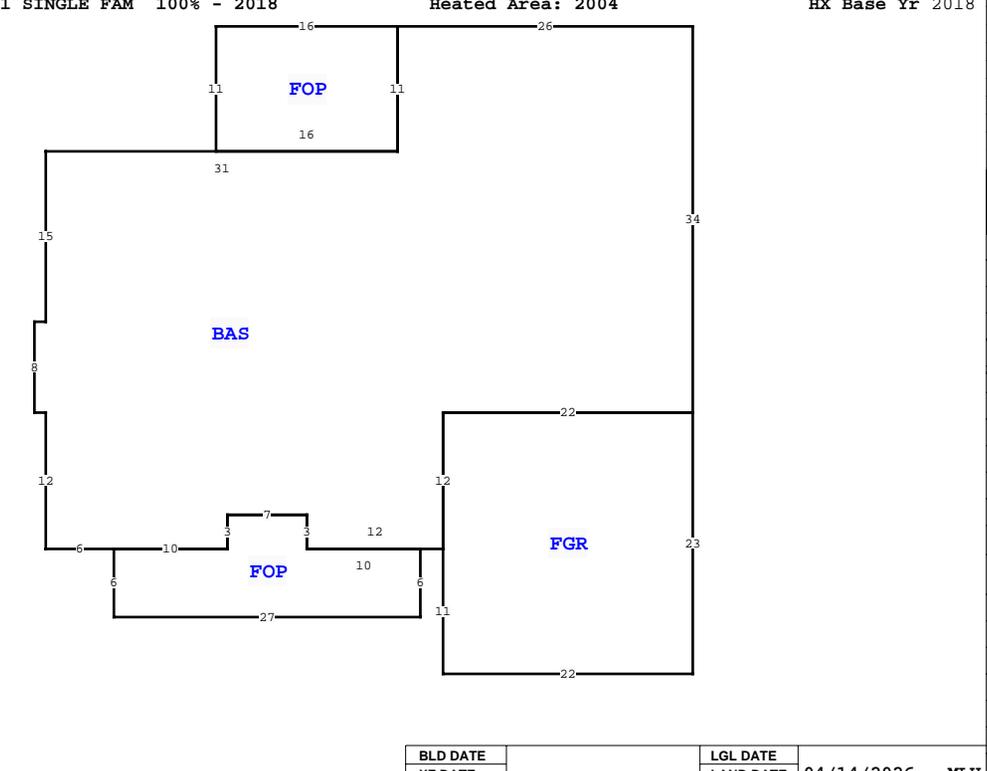
PERRY SHELLEY R
 4357 NW CADEN GLN
 LAKE CITY, FL 32055-8827

2026

34-3S-16-02462-406


ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	80		
Interior Floo	14	CARPET	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	34316.070	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,004	100		2,004	249,505
FGR	506	55		278	34,612
FOP	176	30		53	6,598
FOP	183	30		55	6,848
TOTALS	2,869			2,390	297,564

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018								
Heated Area: 2004						HX Base Yr 2018					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		297,564
TOTAL MARKET OB/XF VALUE		3,420
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		335,984
SOH/AGL Deduction		111,248
ASSESSED VALUE		224,736
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,325
TOTAL JUST VALUE		335,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
507	SFR	0	06/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/1587	3/28/2017	WD Q	Q	I	01	259,900
GRANTOR: AARON SIMQUE AS TRUST						
GRANTEE: SHELLEY R PERRY						
1317/1003	6/10/2016	WD U	V	30		25,000
GRANTOR: CHARLIE SPARKS AS TRU						
GRANTEE: AARON SIMQUE AS TRU						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	1,710.00	UT	2.00	2.00	100	2017	2017	3	100	3,420	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W26 FOP= W16 S11 E16 N11\$ S11 W31 S15 W1 S8 E1 S12 E6 FOP= S6 E27 N6 W10 N3 W7 S3 W10\$ E10 N3 E7 S3 E12 FGR= S11 E22 N23 W22 S12\$ N12 E22 N34\$.														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							